



MINUTES

SANTA MARIA CITY PLANNING COMMISSION REGULAR MEETING OCTOBER 21, 2009 CITY COUNCIL CHAMBERS, 6:30 P.M.



Chairman Moats called the meeting to order at 6:30 p.m.

PRESENT: Commissioners Adrian Andrade, Rodger Brown, Tom S. Lopez, Etta Waterfield, and Chairman Michael W. Moats.

STAFF PRESENT: Community Development Director – Larry Appel
Senior Assistant City Attorney/Utilities Counsel – Wendy Stockton
Principal Civil Engineer – Shad Springer
Recreation & Parks Director – Alex Posada
Acting Fire Chief – Jeff Jones
Recording Secretary – Kathleen Wilson
Advance Planner – Brian R. Smith
Planner III – Brian Halvorson
Planner III – Bill Scott
Planner II – Greg Stones
Planner II – Frank Albro
Senior Code Compliance Officer – Esequiel Moreno
Senior Civil Engineer – Thomas Korman

This agenda is prepared and posted pursuant to the requirements of Government Code Section 54954.2. By listing a topic on this agenda, the Planning Commission has expressed its intent to discuss and act on each item. In addition to any action identified in the brief general description of each item, the action that may be taken shall include: a referral to staff with specific requests for information; continuance; specific direction to staff concerning the policy or mission of the item; discontinuance of consideration; adoption, approval or disapproval or recommendation thereof.

Participation includes assistance under the Americans with Disabilities Act to provide an equally effective opportunity for individuals with a disability to participate in and benefit from City activities. For the hearing impaired, the City has assisted listening equipment available. For TDD (Telecommunications Devices for the Deaf) service, please call 800-735-2929. In order for the City to make reasonable accommodation arrangements for the use of this assisted listening equipment, notification is required by at least 4:00 p.m. the Friday before the meeting by calling 925-0951, extension 307. This equipment can also be used for translation by Spanish-only speaking persons. To allow the City to coordinate and request a Spanish translator from the volunteer corps, call 925-0951, extension 307 by 1:00 p.m. on Tuesday before the meeting. Para permitir a la Ciudad el poder coordinar y solicitar a un traductor para español del cuerpo de voluntarios, llame al 925-0951, extensión 307 a la 1:00 de la tarde el martes antes de la junta.

Copies of the staff reports or other documentation relating to each item of business referred to on the agenda are on file in the Community Development Department, available for public inspection during City business hours. Any writing or documents provided to a majority of the Planning Commission after distribution of the agenda will also be available for public inspection in the Community Development Department during normal business hours. The Community Development Department ([805] 925-0951, ext. 244) will answer any questions regarding the agenda.

NOTICE: IN ACCORDANCE WITH SEC. 12-35.211 OF THE MUNICIPAL CODE, PLANNING

COMMISSION DECISIONS MAY BE APPEALED TO THE CITY COUNCIL.

Next Resolution No: **2552**

Next Two Regular Planning Commission Meetings: November 4, and November 18, 2009.

CALL TO ORDER: Chairman Michael W. Moats

PLEDGE OF ALLEGIANCE TO THE FLAG.

ROLL CALL: Commissioners Adrian Andrade, Tom S. Lopez, Etta Waterfield, Vice-Chair Rodger Brown and Chairman Michael W. Moats

APPROVED PLANNING COMMISSION MINUTES OF OCTOBER 7, 2009, AS WRITTEN.

PUBLIC COMMENT PERIOD: No one present wished to speak.

PUBLIC HEARINGS:

ITEM 1 - PROJECT REVIEW PERMIT FOR THE CITY OF SANTA MARIA FIRE STATION #5, 2305 NORTH PREISKER LANE, U-2009-021(PR), E-2009-028. Review of a Project Review permit for Santa Maria Fire Station #5 to construct a 6,688 square foot fire station on an approximately 1.2 acre site at the southeast corner of Preisker Park, on a portion of Assessor's Parcel No. 117-030-076. The project is adequately addressed in Negative Declaration E-2009-028, prepared for the General Plan amendment and zone change for this project, GPZ-2009-001. No further environmental review is required. (Planner: Frank Albro)

ACTION: By motion, approved subject to the conditions as outlined in the preliminary draft of the Project Review Permit.

VOTE: 5-0 AYES: Commissioners Andrade, Brown, Lopez, Waterfield, and Chairman Moats; NOES: None; ABSTAINED: None; ABSENT: None.

Frank Albro made the staff presentation, reviewing the details of the project.

Acting Fire Chief Jeff Jones addressed the Planning Commission.

With no further comments or questions, Chairman Moats closed the public hearing and called for a motion. Commissioner Waterfield made the motion, Commissioner Andrade seconded the motion, and it passed, 5-0.

ITEM 2 - PLANNED DEVELOPMENT PERMIT AMENDMENT FOR ROGELIO PANIAGUA, 1138 WEST CHURCH STREET, PD-2007-009, E-2009-044. Review of a Planned Development Permit amendment to consider waiver of four (4) additional required parking spaces for a convenience market that proposes to sell beer and wine, and prepared food, in a PD/C-2 (Planned Development/General Commercial) zoning district, Assessor's Parcel No. 123-012-03 and 123-012-021. The project is a class 32 categorical exemption based on Section 15332 of the California Environmental Quality Act Guidelines. No further environmental review is required. (Planner: Larry Appel)

ACTION: By motion, adopted **Resolution No. 2552** approving an amendment to Planned Development Permit PD-2007-009 waiving the requirement for four additional customer parking spaces based on the ability to make the findings in Section 12-35.201

(a-d) including the finding that the increase in landscaping will result in a superior site design.

VOTE: 4-1 AYES: Commissioners Andrade, Brown, Waterfield, and Chairman Moats; NOES: Commissioner Lopez; ABSTAINED: None; ABSENT: None.

Larry Appel made the staff presentation, outlining the request of the applicant.

The Planning Commission and staff discussed the parking requirement.

Dave Cross, Fletcher Cross & Associates, representing the applicant Rogelio Paniagua, addressed the Planning Commission.

Rogelio Paniagua addressed the Planning Commission, asking for their support of the project.

The Planning Commission complimented the applicant on the architectural details on the building, and inquired about the location of the proposed pots.

After a brief discussion, Chairman Moats closed the public hearing and called for a motion. Commissioner Waterfield made the motion, Commissioner Andrade seconded the motion, and it passed, 4-1 (Lopez against).

ITEM 3 - PLANNED DEVELOPMENT PERMIT FOR CROP PRODUCTION SERVICES, 1335 WEST MAIN STREET, PD-2009-009, E-2009-043. Review of a Planned Development Permit to construct a 9,600 square foot storage building, in a PD/CM (Planned Development/Commercial Manufacturing) zoning district, Assessor's Parcel No. 117-180-027. This project is a Class 32 Categorical Exemption based on Section 15332 of the California Environmental Quality Act Guidelines. No further environmental review is required. (Planner: Greg Stones)

ACTION: By motion, approved subject to the conditions as outlined in the preliminary draft of the Planned Development Permit.

VOTE: 5-0 AYES: Commissioners Andrade, Brown, Lopez, Waterfield, and Chairman Moats; NOES: None; ABSTAINED: None; ABSENT: None.

Greg Stones made the staff presentation, outlining the proposed improvements to the site.

Mr. Rarig, the applicant, addressed the Planning Commission, stating their agreement with the conditions of approval, and appreciation of staff's work.

After a brief discussion, Chairman Moats closed the public hearing and called for a motion. Commissioner Brown made the motion, Commissioner Waterfield seconded the motion, and it passed, 5-0.

ITEM 4 - CONDITIONAL USE PERMIT FOR COLE ENTERPRISES, LLC, FOR SCREENED OUTDOOR STORAGE, 1525 WEST BETTERAVIA ROAD, U-2009-002, E-2009-003. Review of a Conditional Use Permit to allow screened outdoor storage of truck trailers, and containers, in a PD/CM (Planned Development/Commercial Manufacturing) zoning district, Assessor's Parcel No. 117-320-008. The project is a class 32 categorical exemption. No further environmental review is required. (Planner: Bill Scott)

ACTION: By motion, withdrew the item from the agenda.

VOTE: 5-0 AYES: Commissioners Andrade, Brown, Lopez, Waterfield, and Chairman Moats; NOES: None; ABSTAINED: None; ABSENT: None.

Bill Scott presented the staff report, outlining the request of the applicant. Mr. Scott also

responded to the special items requested for further review by the Planning Commission at the last meeting, including the visibility of the stacked material if stacked at 16 feet, the feasibility of the landscaping adjacent to the fence on A Street, and information about the buildings that staff had initially asked to be demolished that the applicant wanted to keep.

Alex Posada, Recreation & Parks Director, addressed the Planning Commission concerning the Recreation & Parks Conditions 46-58, concluding that the requirements in the Municipal Code cannot be changed.

The Planning Commission and staff discussed the landscaping requirements, and future required easements.

Dave Cross, Fletcher Cross & Associates, representing the applicant, addressed the Planning Commission concerning the conditions of approval. Mr. Cross suggested that the applicant install the eight-foot fence with slats, and defer the trees, bonding, and irrigation to a later time.

The Planning Commission and staff discussed the timing of the landscaping requirements.

The Planning Commission, staff and applicant discussed the idea of a Development Agreement. It was decided that the applicant would submit an application for a Development Agreement to address the timing of conditions required by the Municipal Code. Since it is impossible to determine how long it would take to process the Agreement, staff suggested the item be withdrawn from the agenda.

After a brief discussion, Chairman Moats closed the public hearing and called for a motion. Commissioner Andrade made the motion to withdraw the item from the agenda, Commissioner Brown seconded the motion, and it passed, 5-0.

ITEM 5 - GENERAL PLAN AMENDMENT FOR THE BIKEWAY MASTER PLAN, GP-2008-002, E-2009-040. Review of a recommendation to the City Council regarding a negative declaration and amendments to the Land Use and Circulation Elements of the General Plan. The existing 1992 Bikeway Plan would be updated and amendments to the General Plan would incorporate new policies relating to existing and proposed bikeways. (Planner: Brian Halvorson)

ACTION: By motion, continued the item to the November 4, 2009 Planning Commission meeting.

VOTE: 5-0 AYES: Commissioners Andrade, Brown, Lopez, Waterfield, and Chairman Moats; NOES: None; ABSTAINED: None; ABSENT: None.

Brian Halvorson presented the staff report, and added that a number of comment letters were received after the Planning Commissions packets were prepared, so staff and the Planning Commission would need time to review the letters.

Commissioner Andrade made a motion to continue the item to the November 4, 2009, Planning Commission hearing.

Laurie Tamura, Urban Planning Concepts, addressed the Planning Commission concerning the Bikeway Plan, expressing concern about the price tag.

Commissioner Waterfield seconded the motion, and the item was continued to November 4, 2009, 5-0.

Coach Cochiolo addressed the Planning Commission in favor of the project.

REGULAR BUSINESS:

ITEM 6 - PUBLIC COMMENTS ON THE 2009 HOUSING ELEMENT UPDATE, GP-2009-001, E-2009-034. Following a briefing by Community Development Department staff, this meeting is an opportunity for members of the public to comment on a preliminary version of the draft Housing Element which will be considered by the Planning Commission on November 4, 2009. (Brian Smith)

Brian Smith briefed the Planning Commission on the Housing Element, stating that the actual presentation on the project will be on November 4, 2009. Mr. Smith added that State Law requires opportunity for public input, and staff had offered the night session hearing on a suggestion received for members of the public to speak.

Chairman Moats opened the public comment period.

Laurie Tamura, Urban Planning Concepts, addressed the Planning Commission regarding the Housing Element. Ms. Tamura added that she would also put her comments in writing.

Barbara Bello addressed the Planning Commission, stating her opposition to the Mahoney Ranch project right behind her back fence.

The Planning Commission and staff spoke briefly about illegal garage conversions, and what the definition of a "family" is.

With no further comments or questions, Chairman Moats thanked Mr. Smith for the briefing.

OTHER BUSINESS:

ITEM 7 - REPORT ON CITY COUNCIL ACTIONS.

ITEM 8 - ORAL REPORTS OF PLANNING COMMISSIONERS AND STAFF.

Commissioner Waterfield announced her resignation from the Planning Commission, stating that she needs to focus on running for the 33rd Assembly District. Commissioner Waterfield stated that she was proud and honored to serve the City of Santa Maria.

ADJOURNMENT: The meeting was adjourned at **8:26 p.m.** to a Study Session on October 22, 2009, at 10:00 a.m. in the Community Development Department Conference Room, 110 S. Pine Street, Santa Maria.

Next regular Public Hearing: November 4, 2009

Respectfully submitted,

/s/ Peggy Woods

PEGGY WOODS, ASSISTANT SECRETARY
CITY PLANNING COMMISSION

S:\COMMUNITY DEVELOPMENT\PLANNING\PC AGENDAS\2009\OCTOBER 21.AGENDA.DOC